

**Town of West Hartford  
Conservation and Environment Commission  
Meeting Agenda  
April 27, 2015, 7:00 PM  
Town Hall, Room 314**

**Present:** Commissioners: Brian McCarthy (Chair), Thomas Blatchley, Jared Cohane, Dennis Durao, Scott Sebastian, Christopher Williams

1. The February 2015 CEC Meeting Minutes were approved. (Motion by Sebastian, Second by Williams)
2. Communications and News – Chair McCarthy introduced three new CEC commissioners, Matthew Macunas, Beth Lander Morris, and Stefanie Wnuck
3. Old Business: none
4. New Business:

**160 Simsbury Road** – Application (IWW #611-R1-15) of Hebrew Life Choices, Inc, (David Houle, Contact) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland and watercourse area. The applicant seeks to add thirty (30) parking spaces on Village Drive and re-grade the existing storm water basin. (Submitted for IWWA receipt on April 6, 2015. Determined to be potentially significant and set for public hearing in May 4, 2015.)

Thomas J. Daly, Milone & MacBroom, Inc. (Engineer) presented on behalf of the applicant. The project is located at the Hoffman Summerwood Assisted Living (and independent living) facility on the high point of a sloped plot. The proposed parking spaces will be constructed around the existing driveway on a mowed, maintained lawn. New curbing will be installed, and all drainage (to accommodate a 100-year storm) will be directed to a reconfigured and enlarged detention basin. The applicant will import stone and construction materials but will use excavated materials as fill for the parking spaces.

The applicant addressed all of the concerns raised by Town Engineers. In response to an abutting neighbor's concern, the applicant assured the Commission that nothing from the project will contribute to the wetland. Several of the trees removed as part of the project will be replaced. The new detention basin would also serve as a sediment basin, resulting in a lower possibility for erosion. Also, the applicant will utilize a sediment filter fence during the construction.

The Commission strongly recommended the applicant adhere to sedimentation and erosion controls throughout the project.

**1420 Farmington Avenue**– Application (IWW #1026) of the Metropolitan District Commission (MDC) (Galen Semprebon, PE) requesting approval of a map amendment to the Official Inland Wetlands and Watercourses Map of the Town of West Hartford. The proposed amendment is based on an on-site soil survey prepared by a professional soil scientist. (Submitted for IWWA receipt on May 4, 2015. Suggest required public hearing be scheduled for June 1, 2015.)

Jeremy Galeota, Metropolitan District Commission, George Logan, REMA Ecological Services, LLC (Wetland Scientist), and Galen Semprebon, Zuvic, Carr and Associates, Inc. (Project Manager) presented on behalf of the applicant. As part of the Kilkenny Transmission Main project, the applicant will follow the existing West Hartford inland wetlands map with two major exceptions:

1. The identification of a new diverse, seasonally flooded wetland area (E) based on the findings of the wetland scientist; and
2. The removal of the Red Road corridor from the inland wetland map, because four of the delineated watercourses (2,3,4,6) do not contain any wetland soils.

**1420 Farmington Avenue**– Application (IWW #1027) of the Metropolitan District Commission (MDC) (Galen Semprebon, PE) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland and watercourse area. The applicant is seeking approval for the construction of the Kilkenny transmission main project. This is a two (2) phase project: 30 inch transmission main from Kilkenny Rocks Water Storage tanks to Oakland Avenue; and from Oakland Avenue to Farmington Avenue and a 24 inch water service from Farmington Avenue to UConn Health Center. The project will improve the distribution system performance within the Kilkenny and UConn Health Services areas and will provide a redundant pipeline to the storage tanks and improve flow in and out of the tanks. The construction proposed is within the inland wetlands and upland review area. (Submitted for IWWA receipt on May 4, 2015. Presented for determination of significance.)

Jeremy Galeota, Metropolitan District Commission, George Logan, REMA Ecological Services, LLC (Wetland Scientist), and Galen Semprebon, Zuvic, Carr and Associates, Inc. (Project Manager) presented on behalf of the applicant. The Kilkenny Transmission Main project runs from tanks within the Reservoir in West Hartford onto the UCONN Medical Center campus in Farmington. Given the expansion of the Medical Center and the existing pressure issues in the southwest portion of the UCONN Medical Center

campus, the applicant proposes to install a new 30" main adjacent to the existing line (within 10'-15') in order to increase needed flow.

The proposed water main extends a total of 3,550' – 1,950' within paved roadways and the remaining 1,600' within vegetated areas. A large portion of the excavation will take occur in a solid, rocky surface, requiring controlled blasting.

Pending appropriate approvals, the applicant would put the project out to bid in June or July, 2015, with construction starting this fall. The applicant anticipates finishing the project in the fourth quarter of 2016. It would be in the contractor's discretion as to when the West Hartford portion of the project would be completed.

The effect on the wetlands would be frequent and considerable. The new main would extend across the first wetland (D) and then cross intermittent wetlands (utilizing a 36" flume pipe so that the existing water could be accommodated). Then the water main would cross Finger Road and encounter wetland (E), resulting in 950' of impact. For the remainder of the project within West Hartford, work would be conducted within the regulated 150' area but not in wetlands. The Red Road corridor (wetland E) is supported by 4 culverts, which will be left in place during construction.

Erosion controls, including hay bales and perpendicular and parallel silt fencing, will be used during the construction. There will be tree loss associated with the project; however, a majority of those trees proposed to be removed are currently encroaching on existing mains. The MDC will detour Red Road during the daytime construction hours; there will be no construction work on the weekends.

Considerable discussion focused upon the use and effect of blasting. It was noted by the applicant that blasting was preferable: cost, duration of project, impact of rock hammering (duration of constant noise versus a series of blasts), and impact on wildlife.

The applicant stated that there was no other option for the route of the water main. The applicant also stated a desire to utilize as much native material as possible for the project. However, that determination will be made by the contractor to crush rock on site.

The Commission understands that there will be impacts with respect to this project. At the same time, the Commission realizes that the project is necessary and that the detrimental environmental aspects have been generally minimized.

**67 Arlen Way** – Application (IWW #1028) of Shawn Burke (Paul Keily, Esq., Contact) requesting approval of a map amendment to the Official Inland Wetlands and Watercourses Map of the Town of West Hartford. The proposed amendment is based on

an on-site soil survey prepared by a professional soil scientist. (Submitted for IWWA receipt on May 4, 2015. Suggest required public hearing be scheduled for June 1, 2015.)

Paul Keily, Steier, Keily, and McCormick, LLC (Attorney), Ian Cole, Clint Webb and Associates (Soil Scientist), and Shawn Burke (Property Owner) presented on behalf of the applicant. The entire lot is located within the regulated area. The wetland is along the front portion of the lot, adjacent to Arlen Way. According to Mr. Cole, the wetland was classified by hydric soils and is not supporting wetland life or vegetation, and there is no stream or concentrated flow. The rear of the property is steeply sloped and contains no wetlands. The applicant proposes to amend the map to move the wetland from the existing wetland (as delineated on the town map) to the contained 80'x20' area near Arlen Way.

**67 Arlen Way** – Application (IWW #1029) of Shawn Burke (Paul Keily, Esq., Contact) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland and watercourse area. The applicant proposes to construct a single family home on a first floor building envelope of 1,088 sf and an attached garage footprint of 780 sf along with associated site improvements. Site improvements include grading, paved driveway, concrete sidewalk and retaining wall. (Submitted for IWWA receipt on May 4, 2015. Presented for determination of significance.)

Paul Keily, Steier, Keily, and McCormick, LLC (Attorney), Ian Cole, Clint Webb and Associates (Soil Scientist), and Shawn Burke (Property Owner) presented on behalf of the applicant. The applicant has minimized the size of the proposed dwelling in order to move the structure farther from wetland. Currently, roughly 20' separates the wetland from the proposed dwelling. A retaining wall will be constructed in the rear of the sloped property, creating a level back yard. A footing drain will be installed to intercept ground water, with a tie into an existing catch basin and stormwater system in the street. Downspouts from the dwelling will sheet flow into the wetland. The applicant would leave approximately six trees in the wetland, otherwise removing a significant number of trees currently in the wetland. The applicant has proposed to enhance the wetland by removing invasive plant species and incorporate a two-phase planting schedule. A driveway will be installed between the property border and the wetland. As part of the construction of the proposed dwelling and the single-lane driveway, the applicant will use various remediation measures.

The Commission expressed concern about the proximity of the proposed dwelling to the wetland. As a condition if this application were to be approved, the Commission requires that deed provisions be included upon transfer for the following provisions:

1. The wetland must be maintained

2. A buffer be placed around the wetland, including the addition of a 5'-7' vegetative strip which will not be mowed.
3. Remediation measures must be utilized as part of the construction, including soil pads, silt fences, etc.
5. Motion for Meeting Adjournment approved. (Motion by Williams, Second by Sebastian)